

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: Aisha Akram CHAUDHRY and Warren Joseph GODINHO

TEL: RES.: 647-973-1159

LOT / PHASE 481 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3		
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 25Oct21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 25Oct21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 25Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4 - TUB AREA 25Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4 - FLOOR 25Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - SHOWER 25Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - FLOOR 25Oct21 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - TUB AREA 25Oct21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 25Oct21 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - BATHROOM 2/3 - SHOWER 25Oct21 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - BATHROOM 2/3 - FLOOR 25Oct21 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 25Oct21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - LIBRARY ROOM 25Oct21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - FAMILY ROOM 25Oct21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - KITCHEN 25Oct21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - DINING ROOM 25Oct21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - LIVING ROOM 25Oct21 Note:	



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481 / 4	62M-1266	Mountainash Six (4 Bedroom) Elev 3		
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 25Oct21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 25Oct21 Note:				
1 - POWDER ROOM - INSTALL STANDARD LIGHT FROM CEILING - IF CONSTRUCTION PERMITS 25Oct21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI 05Jul21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 05Jul21 Note:				

MIRRORS AND GLASS

1 - ALL BATHROOMS - DELETE STANDARD MIRRORS - DO NOT INSTALL 25Oct21 Note:	
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PLUMBING

2 - HOT WATER VALVE NEXT TO TOILET - ENSUITE 2/3 & ENSUITE 4 BATHROOMS 25Oct21 Note:	
1 - ENSUITE 2/3 & ENSUITE 4 BATHROOM - FLIP TUB AND SHOWER LOCATIONS ENSUITE 2/3 BATHROOM - INSTALL SHOWER ENSUITE 4 BATHROOM - INSTALL TUB 25Oct21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25Oct21 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Jul21 Note: NEW PROMO BALANCE \$ 8685.00	

EXTRAS AS PER OFFER

(1) The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu Worksheet Note:	



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Aisha Akram CHAUDHRY & Warren Joseph GOI

(647) 973-1159 /

Candace Forza

25-Oct-21

Property: 481

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (4 Bedroom) Elev 3

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	446SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	447SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Slide In Stove

☐ Yes ☒ No

☐ Yes ☒ No

Dishwasher Cabinet

Stove Opening

Fridge Opening

☐ Closed ☒ Open

41" Upper Cabinets

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

Please NOTE: Standard Cabinet Height is 30"

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-NERO IMPALA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials: 

AC

Wg



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Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-GARDA GREY-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Laundry Room	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-IROC WHITE-12X24***STAGGERED***	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4***STAGGERED***	<input type="checkbox"/>	
GARAGE/SIDE ENTRY	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-EXTRA WHITE/GREY-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-IROC WHITE-12X24 & IROC BLACK-12X24-SKETCH	***STAGGERED***
Ensuite Bath - Bedroom 4	TILE-STONE WHITE-12 1/4 X 24 1/4	***STAGGERED***
GARAGE/SIDE ENTRY	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes

☐ No

Waterline for Fridge

☐ Yes

☒ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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Lock Date: 25-Oct-21

25-Oct-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Dining Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Family Room	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Den / Library / Study	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4"	
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	NATURA L RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	NATURA L RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	NATURA L RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	NATURA L RED OAK

Red Oak Stairs    ☒ Yes    ☐ No

\*\* Refer to Construction Summary    THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	GARAGE/SIDE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor    ☐ Yes    ☒ No

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Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

\*\* Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			NERO			N/A		
Hearth	N/A			NO			N/A		

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
Comment			

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes				

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

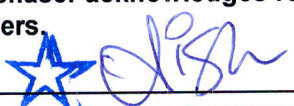
Disclaimers and Notes

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.


2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

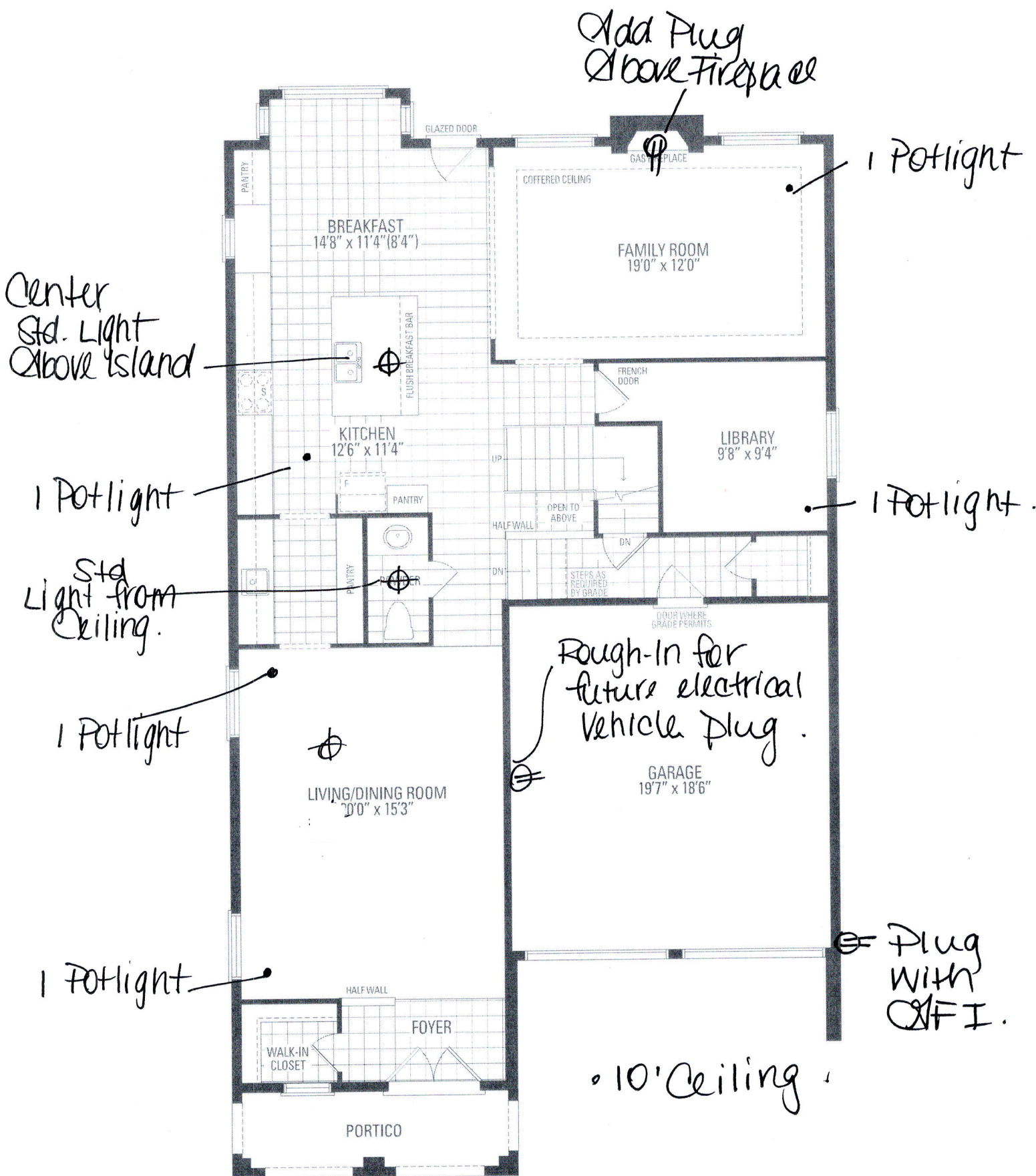
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Date: 04/25/2021

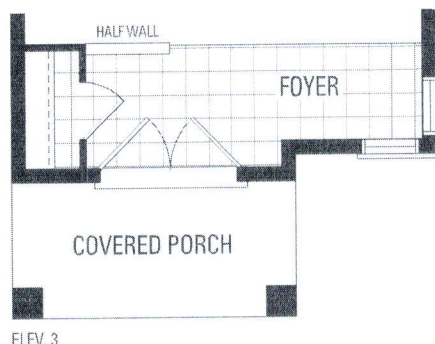
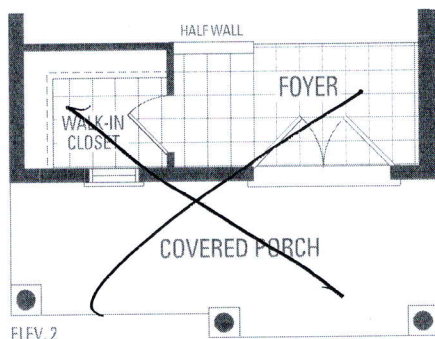
Signature: 

Date:





ELEV. 1



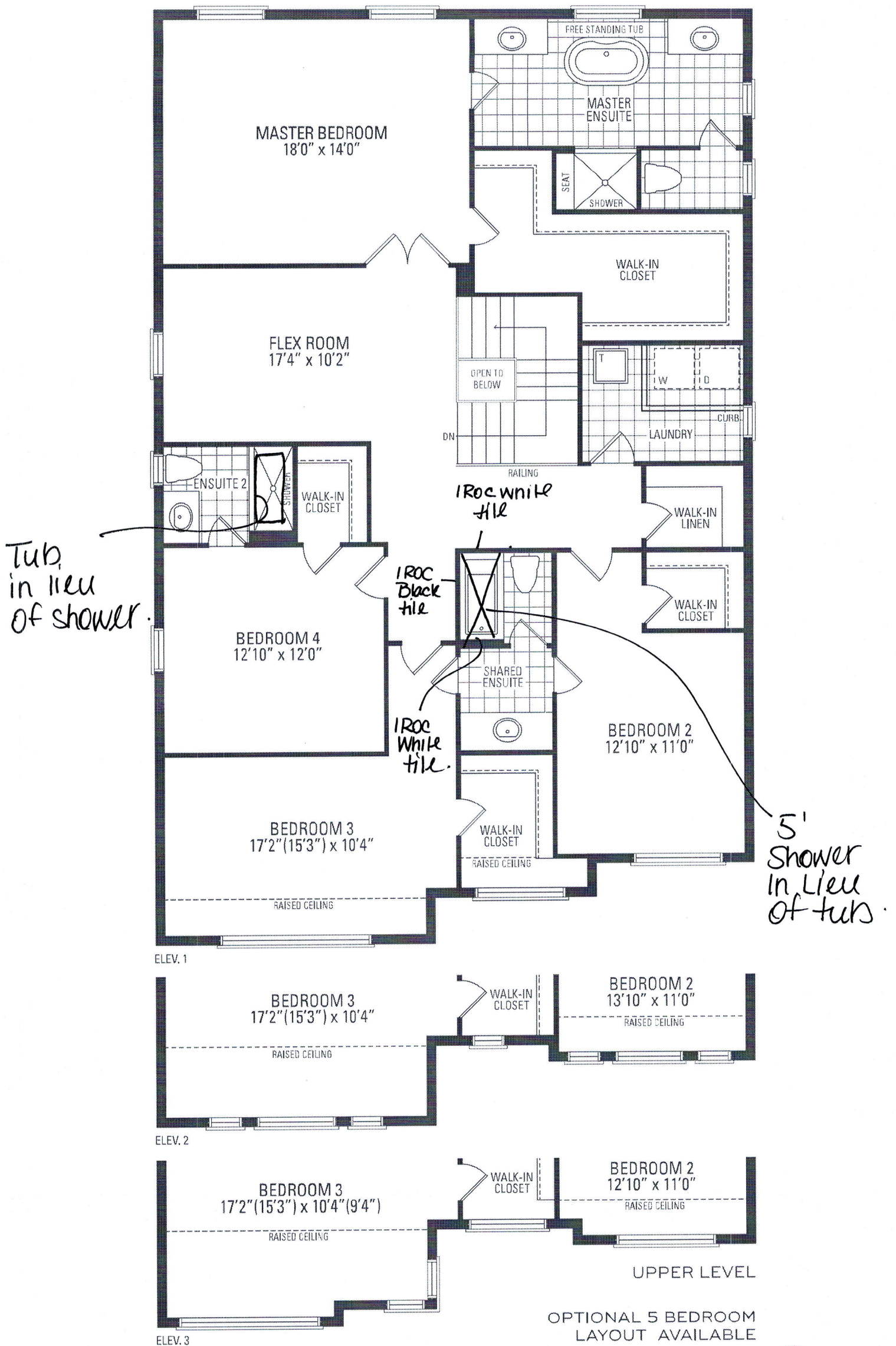
MAIN LEVEL

AC

W9

## MOUNTAINASH SIX

Orientation of home may be reversed and purchaser agrees to accept stated floor areas. All renderings are artist's concept. Dimensions, spec



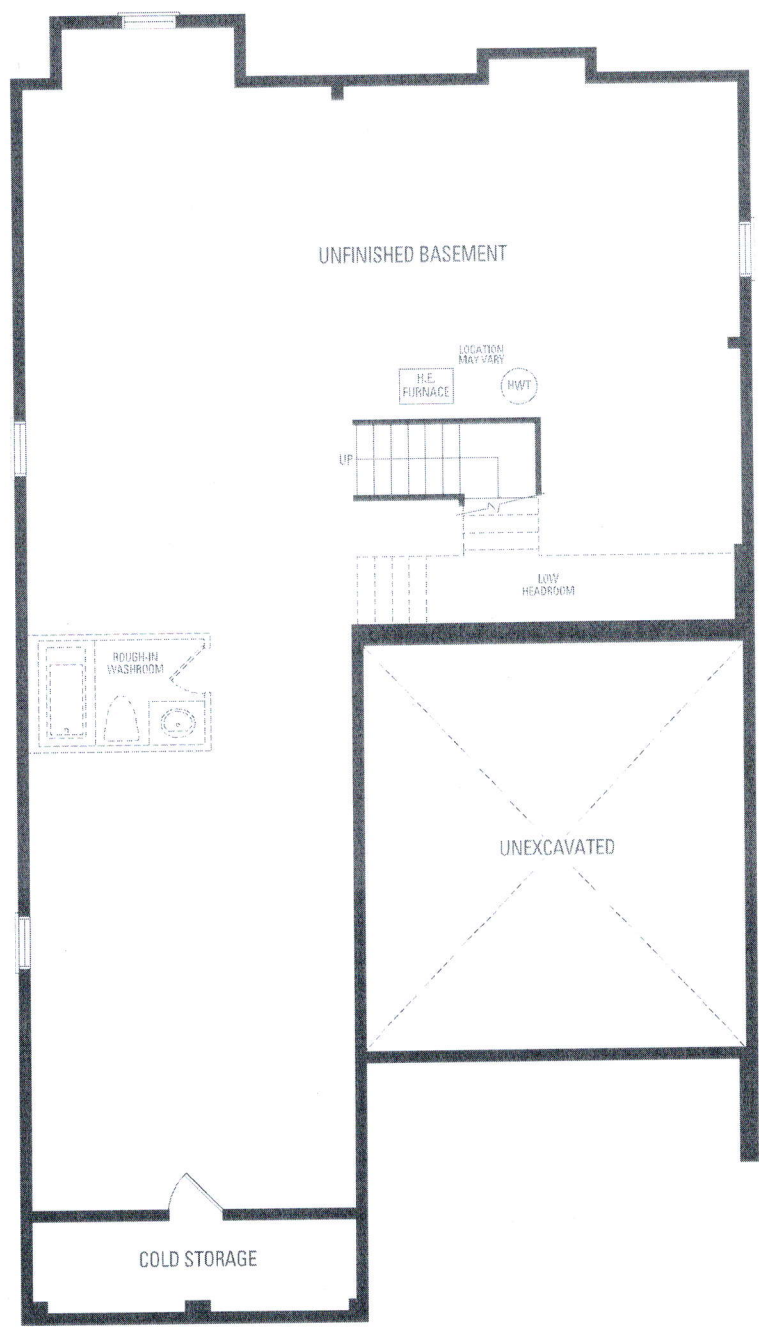
AC

Wg

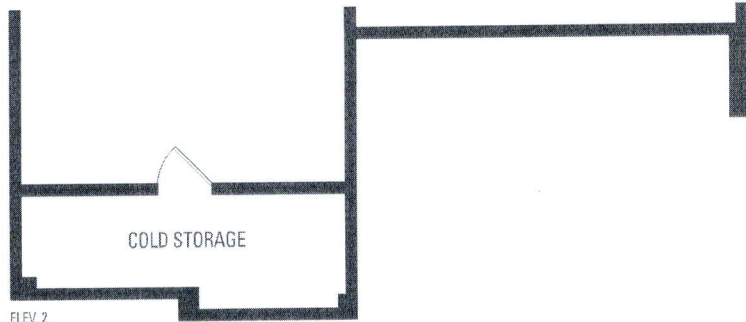
sq.ft. | ELEV. 3 • 3,368 sq.ft.

ays due to grading variance. Actual usable floor space may vary from  
offline and adjoining model types may vary due to siting. E. & O. E. May 2020

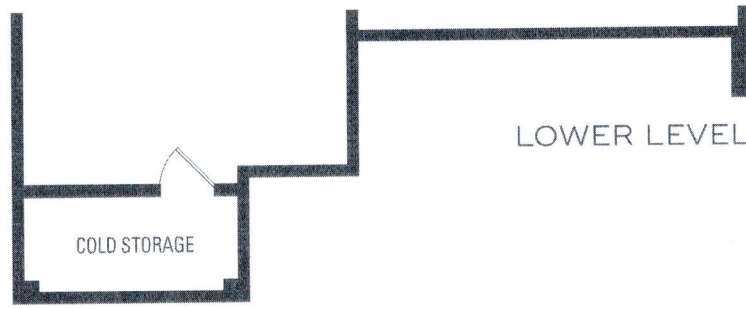




ELEV. 1



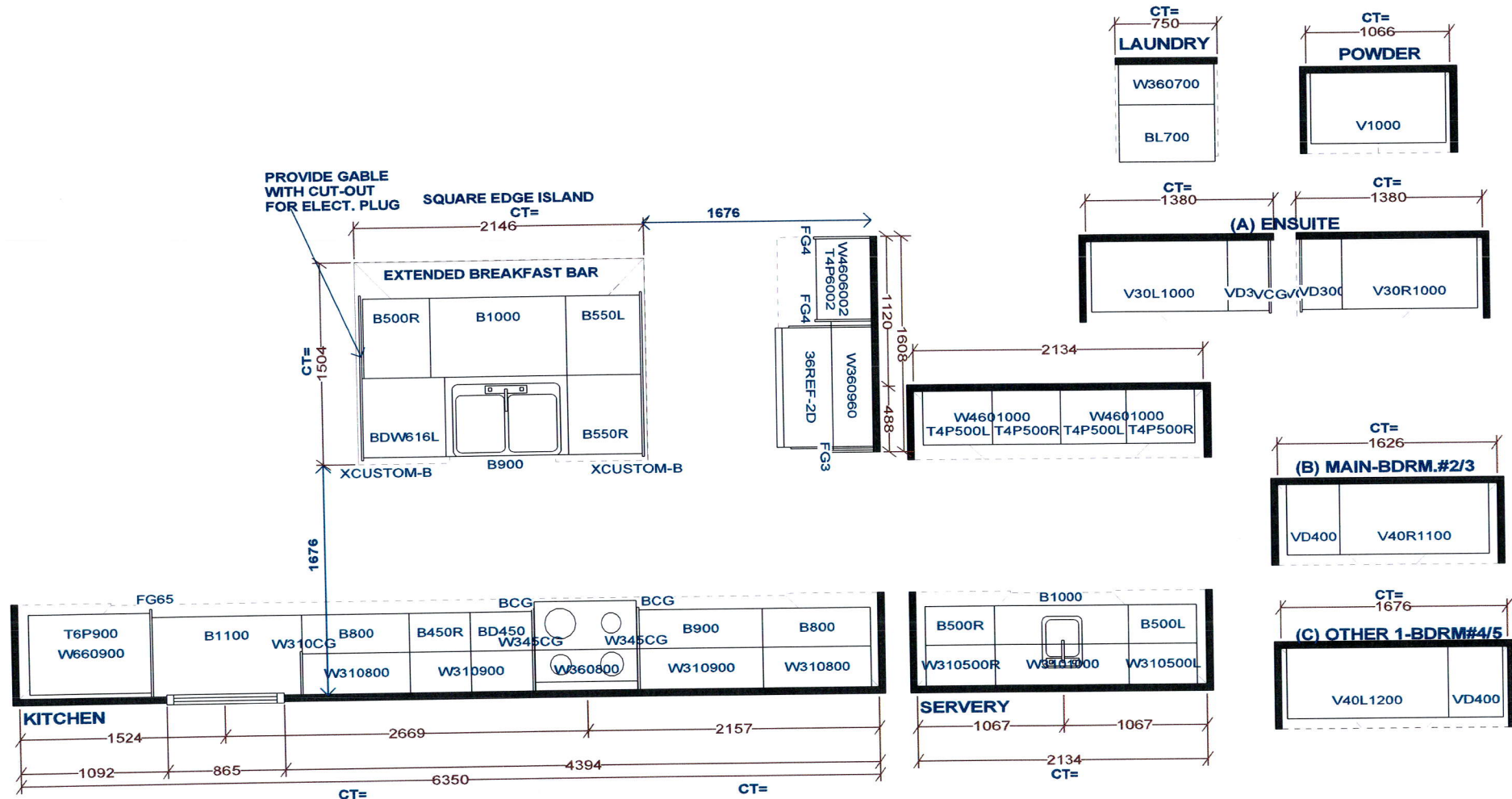
ELEV. 2



ELEV. 3

AC

Ng



Selba Industries			J#
W WIDTH	W HGHT	W CNT	<small>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</small> DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 20
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3 LOT #:			



Purchaser: Chaudhry + Abdinho  
Lot: 401

Schedule SMART  
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

- 1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
- 2. One (1) Doorbell camera supplied and installed at front door;
- 3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
- 4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
- 5. Smart light switches to be installed in such locations as determined by the Vendor;



Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials 	Purchaser Initials 
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